

Heron Bay HOA Public Access Improvements

- Retain as built sidewalk and landscaping along Bayfront Drive
- Provide Class 3 bike lane including "Share-ows"
- Modify entrance at Lewelling Boulevard bulb to include drive through with entry kiosk
- Provide Bay Trail access/way-finding signage per BCDC guidelines
- Provide 8 standard length and 2 ADA marked parking spaces for use by Bay Trail users during daylight hours with signage along Bayfront Drive that describes parking preference during daylight hours

This plan is a complete package and is conditioned upon BCDC acceptance and City of San Leandro approvals

Rev 01-07-15

Subject: FW: Heron Bay HOA and BCDC Public Access, San Leandro
Date: Monday, December 29, 2014 6:53:16 PM Pacific Standard Time
From: Bennett, Ande@BCDC
To: aabtwo@gmail.com
CC: C.J. CULLUM, jatepper@comcast.net, Susan Hoffman, Klein, Adrienne@BCDC

Dear Alan,

As we discussed in our meeting in November, the resolution of the Heron Bay enforcement case will be handled by Adrienne Klein upon my retirement this month. Please contact Adrienne (415 352-3609) in the new year to arrange a meeting to discuss the HOA's proposal for addressing the unsatisfied permit conditions.

Best wishes, and Happy New Year,

Ande

ANDREA BENNETT, Coastal Program Analyst
San Francisco Bay Commission (BCDC)
455 Golden Gate Avenue, Suite 10600
San Francisco CA 94102-7019
415 352-3600 front desk
415 352-3626 direct

From: Susan Hoffman <Susan@pas-inc.com>
Date: Tuesday, September 2, 2014 3:45 PM
To: Ande Bennett <Ande.Bennett@bcdcc.ca.gov>, Jeff Tepper <jatepper@comcast.net>, Cynthia Yonning <Cynthia@pas-inc.com>
Cc: Susan Hoffman <Susan@pas-inc.com>
Subject: RE: Heron Bay HOA and BCDC Public Access, San Leandro

Mr. Berger's email is: aabtwo@gmail.com. I have forwarded the requested item.

Thanks!



Susan Hoffman AMS, CMCA, PCAM

Office Phone #: 510-683-8614 x 107

MAIN OFFICE ADDRESS for US Postal service mail or overnight deliveries:
42612 Christy Street, Fremont, CA 94538-3135

ER2014.015	M1992.057	Heron Bay HOA (formerly Citation Homes)	Multi Unit Residential	Alameda	Failure to build 8-foot wide PA trail, failure to guarantee trail, failure to sign pa.
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Nov 13, 2014, we met with Heron Bay HOA attorney (Alan Berger), Board members, and (gate) consultant Jeff Tepper. Staff propose a fix of pa configuration and additional parking, which could offset 15 year delay in providing correct improvements and signs that welcome public. June 4 notified HOA by email that draft guarantee must be submitted by November 5 and final approved recorded by March 1, 2015...but they have to amend permit and build physical access first.

Contact:

Alan Berger

95 S Market Street

Suite 480

San Jose, CA 95113

(408) 536-0500

November 13, 2014

Enforcement Meeting / Haven Bay HOA

- 1 Richard Breunon HOA
- 2 Fred Simon HOA
- 3 Brian Ritter Assoc Manager
- 4 Daryl Blagburn HOA
- 5 Jeff Teppan (Gate) Consultant
- 6 Alan Berger Counsel for HOA

Adrienne K
Brad m
Ande B

Alan B. no gates right now, Dec meeting

→ What does BCDC expected? What's necessary?

Brad M explains PA consistent w Public Access
+ Mac history

Fred: City opposed to security:
Sidewalk Commitment, etc.

Richard: "Parking not constrained before..."

Options

1. Build as stated in permit - tear out ^{existing} facility
2. ~~RRR~~ → Keep side-walk as is, do signs + parking

(~~NOT OFFSET~~ offset)

offset / compensation not included in deal

Brad → next step → "RRR not where Commission wants
to go."

~~RRR~~

Reasonable Rules Restrictions

~~Bay Walks~~

Haven Bay Bay
only assigned
(629 parcels)



Adrienne - enforcement framework - outlined;
not a threat, but Tools that we are
obligated to use if no action.

"Let's set up a meeting for January - see
what (HOA) proposes."

~~Fred Simon~~
~~original condition per~~

Add on AK - fine + offset mentioned

(Dec 4 is HOA Board meeting)

Public Access Improvements

1. Install public access as currently required by the permit
- OR
2. Request and obtain a permit amendment to modify public access requirements as follows:
 - a. Retain as-built sidewalk and landscaping
 - b. Provide Class 3 bike "lane including "share-ows" and signage
 - c. Make the public access feel public by modifying entrance, pruning some landscaping and providing public shore access and way-finding signs
 - d. Establish public parking by removing existing private parking signs and posting new public shore parking signs.